

STAFF REPORT
March 10, 2005

No. 05PL026 - Preliminary Plat

ITEM 9

GENERAL INFORMATION:

PETITIONER	Richard O. Stahl
REQUEST	No. 05PL026 - Preliminary Plat
EXISTING LEGAL DESCRIPTION	Lots 1-5 of Stahl Victorian Addition of the N1/2 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PROPOSED LEGAL DESCRIPTION	Lots 1R, 2A, 2B, 3A, 3B, 4R and 5R of Stahl Victorian Addition of the N1/2 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 1.59 acres
LOCATION	At the southwest corner of the intersection of West Street and South Street
EXISTING ZONING	High Density Residential District w/PRD
SURROUNDING ZONING	
North:	High Density Residential District
South:	Medium Density Residential District
East:	High Density Residential District
West:	High Density Residential District
PUBLIC UTILITIES	City water and sewer
DATE OF APPLICATION	2/9/2005
REVIEWED BY	Todd Tucker / Michelle Horkey

RECOMMENDATION:

Staff recommends that the Preliminary Plat be approved with the following stipulations:

1. Prior to City Council approval, the plat shall be revised to show "formerly Lots 1-5 of Stahl Victorian Addition" located within parentheses;
2. Prior to Preliminary Plat approval by the City Council, a complete site plan shall be submitted for review and approval showing all utilities, structural development and topographic information. In addition, the applicant shall demonstrate that the existing structures meet all the minimum yard setbacks or the plat document shall be revised to provide the setback(s) or a Variance to reduce the setback(s) as needed shall be obtained from the Zoning Board of Adjustments;

STAFF REPORT
March 10, 2005

No. 05PL026 - Preliminary Plat

ITEM 9

3. Prior to Preliminary Plat approval by the City Council, road construction plans for Hill street shall be submitted for review and approval. In particular, the road construction plans shall show the construction of curb, gutter and sidewalk Hill Street or a Variance to the Subdivision Regulations shall be obtained;
4. All applicable provisions of the International Fire Code shall be continually met; and,
5. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

GENERAL COMMENTS: The subject property is located on the north side of Hill Street between 12th Street and Mill Street at the western terminus of Carolyn Court. On August 5, 2004 the Planning Commission approved a Preliminary Plat request to subdivide five existing lots and a Planned Residential Development to allow the construction of multi-family and duplex dwelling units on the subject property. The applicant is now requesting a Preliminary Plat to subdivide four existing lots into six lots, four of which are townhouse lots. The applicant has also submitted a Major Amendment to the Planned Residential Development (05PD008) and a Variance to the Subdivision Regulations to waive the requirement to install curb, gutter and sidewalk as per Chapter 16.16 of the Rapid City Municipal Code (05SV013).

STAFF REVIEW: Staff has reviewed the Preliminary Plat and noted the following considerations:

Plat Heading: The plat heading identifies that the proposed lots are created from lots formerly known as Lots 1-5 of Stahl Victorian Addition. However, the Pennington County Register of Deeds staff noted that the phrase "formerly Lots 1-5 of Stahl Victorian Addition" should be in parentheses. As such, the plat must be revised to show "formerly Lots 1-5 of Stahl Victorian Addition" located within parentheses prior to City Council approval.

Site Plan: The applicant has submitted a site plan showing the existing and proposed residential development. It appears that the residences located on proposed Lots 2A, 2B, 3A and 3B do not meet the minimum setback requirements. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, a detailed site plan be submitted for review and approval demonstrating that all minimum yard setbacks are being met or the plat document must be revised to provide the minimum yard setbacks or the minimum required yard setbacks must be reduced as part of the associated Major Amendment to the Planned Residential Development.

Hill Street: Hill Street is classified as a lane/place street requiring a minimum 45 foot wide right-of-way with a minimum 20 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer. Currently, there is no curb, gutter and sidewalk in Hill Street. As such, staff is recommending that prior to Preliminary Plat approval by the City Council, road construction plans for Hill Street be submitted for review and approval. In particular, the road construction plans must show the construction of curb, gutter and sidewalk along Hill Street or a Variance to the Subdivision Regulations must be obtained.

STAFF REPORT
March 10, 2005

No. 05PL026 - Preliminary Plat

ITEM 9

Fire Department: The Fire Department has indicated that the proposed plat meets all applicable provisions of the International Fire Code. Staff is recommending that all applicable provisions of the International Fire Code be continually met.

Staff believes that this proposed plat generally complies with all applicable Zoning and Subdivision Regulations assuming compliance with the stated stipulations.